

# PLANNING

## How Did We Get Here?

The redevelopment of High Point is an ambitious and complex project, calling for:

- A Healthy Environment
- An Engaged Community
- Quality Design

In the late 1990s, the City and Seattle Housing Authority (SHA) formed a working relationship on High Point, committing to policy innovation, permit streamlining and important civic investments. The City’s Design Commission and the West Seattle Design Review Board conducted joint reviews of the Master Plan and gave their support for it to serve as the framework for phased development of the streets, open space and future housing.

In 1999, the Mayor proposed inclusion of a Delridge/High Point Neighborhood Revitalization Strategy in the City’s block grant program. City Council Resolution 29891 authorized this proposal, and recognized SHA’s redevelopment project for High Point. The resolution articulated the new High Point vision:

***“High Point envisions itself as a vibrant, mixed-income community where mutual respect, education, work and a safe environment for families form its central values. High Point will attract families and businesses with well-designed, mixed-income housing, revitalized commercial nodes, and integrated low-income housing in the West Seattle community.”***

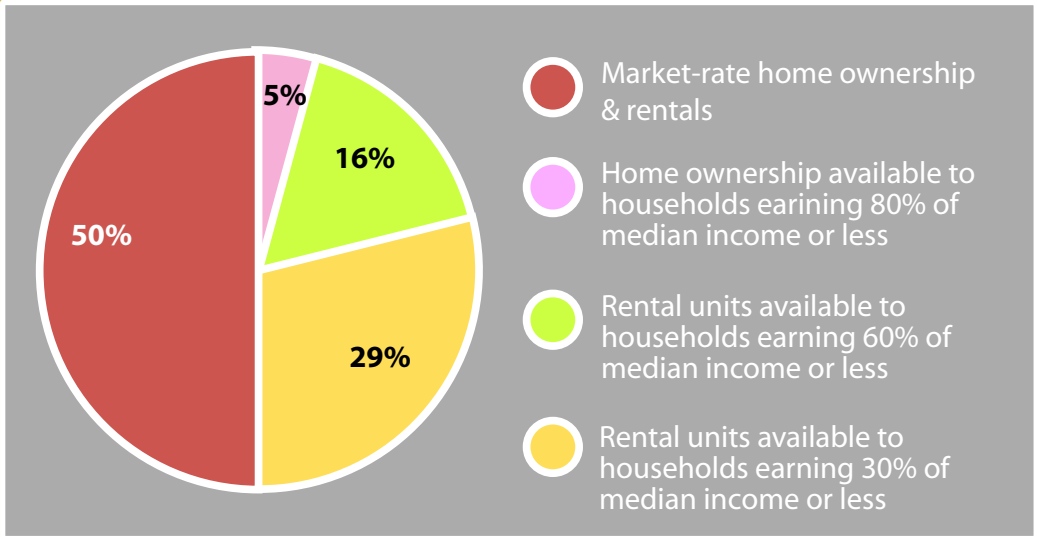
City of Seattle resolution 29891

2004  
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Retention pond is being lined.  
Groundwork for swales is completed.  
New road system is established.

## 1,600 Mixed-Income Households



SHA made an important pledge to replace each of the existing 716 public housing units as High Point redevelops. All units will be available for at least 40 years to households earning no more than 30 percent of the Seattle median income. Of the 716 total units of low-income housing that will be replaced, 466 will be at High Point, and the remaining 250 units will be located elsewhere in Seattle.



▲ Early Community Meetings

## Key strategies identified in the resolution include:

- developing neighborhood commercial nodes as “urban villages”
- preserving, integrating and enhancing existing natural areas
- improving housing conditions
- promoting economic development opportunities
- building upon population diversity
- developing neighborhood capacity
- revitalizing High Point as a mixed-income development



## Physical Design

SHA developed a Master Plan in 2001 for High Point’s redevelopment. The Master Plan includes features that can already be seen in the new High Point, such as:

- a new eco-friendly street grid and natural drainage system
- a network of pedestrian and open space connections
- demonstration programs showcasing new building technology

But housing remains the centerpiece of the plan—with more than 400 units already built and plans to accommodate nearly 1,600 mixed-income households by 2009.